# CITY COUNCIL REPORT



Meeting Date: October 24, 2023

General Plan Element: Land Use

General Plan Goal: Create a sense of community through land uses

#### ACTION

Lifted Trucks - Scottsdale 1029 5-UP-2022

#### Request to consider the following:

1. Adopt Resolution No. 12914 for approval of an amendment to an existing Conditional Use Permit for Vehicle Sales with Outdoor Display, increasing the site from +/- 0.77 acres to +/- 0.96 acres with Highway Commercial (C-3) zoning, located at 1101 and 1029 N. Scottsdale Road.

#### **Goal/Purpose of Request**

The applicant seeks approval to expand operations for an existing auto dealer, incorporating additional lot area that was formerly an adjacent business. Vehicle display area is expanded by the increased land area.

#### **Key Items for Consideration**

- Conditional Use Permit (CUP) Criteria
- Site abuts Single-family Residential to the east (separated by alley)
- Expanding the existing site configuration
- No public comment as of the date of this report
- Planning Commission heard this case on September 13, 2023 and recommended approval (with a 7-0 vote)



#### **OWNER**

Lifted Trucks 925-285-5859

#### APPLICANT CONTACT

Davina Griffis Type-X Design Studio (520) 891-4207

Action Taken		

#### LOCATION

1101 and 1029 N. Scottsdale Road

#### **BACKGROUND**

#### General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access. These areas support higher density housing combined with complementary office and/or retail, or mixed-use development with residential over commercial. Furthermore, the subject site is located within a General Plan designated Growth Area – specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

#### Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means of ensuring quality development and consistent character within the context of community goals. The subject site is located within the Southern Scottsdale Character Area Plan (SSCAP) boundary and per that plan, is located along a Regional Corridor. The SSCAP process converted Commercial land uses to Mixed Use Neighborhoods along Southern Scottsdale corridors to facilitate future reinvestment – including the subject site.

#### Zoning

This site is zoned Highway Commercial (C-3) zoning district. This district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses.

This site was annexed into the City in 1959 (Ordinance No. 73). Shortly thereafter, the City adopted C-3 zoning for the site. There has been no zoning activity on the site since annexation.

#### Context

The subject property is located along the east side of N. Scottsdale Road, south of E. Belleview Street and north of E. Roosevelt Street. This site was recently redeveloped under case 251-SA-2021, which updated the exterior appearance of the existing building for use by the current occupant. This site has been operating as an automotive dealership with outdoor display since the mid 1980's, expanding in size over time. Please refer to context graphics attached.

#### Adjacent Uses and Zoning

- North: Existing Commercial building; zoned Highway Commercial (C-3) district
- South: Existing Commercial buildings; zoned Highway Commercial (C-3) district
- East: Existing Residential neighborhood; zoned Single-family Residential (R1-7) district
- West: Undeveloped Mixed-Use project; zoned Planned Unit Development (PUD) district

#### Other Related Policies, References:

Scottsdale General Plan 2035, as amended Southern Scottsdale Character Area Plan Zoning Ordinance 251-SA-2021 2-UP-1985 41-UP-1986

#### APPLICANT'S PROPOSAL

#### **Development Information**

The proposal is to expand the operations for an existing vehicle sales use, acquiring and incorporating an adjacent property to create additional outdoor vehicle display space. The existing building on the adjacent acquired parcel will be demolished and removed for additional display parking, and no expansion or modification is proposed to the remaining primary building on the site, which was recently updated in 2021.

Existing Use: Vehicle Rental, Leasing or Sales (with outdoor display)

Proposed Use: Vehicle Rental, Leasing or Sales (with expanded outdoor display)

Parcel Size: +/- 41,833 square feet (0.96-acres)

• Building Area: 2,941 square feet

Parking Required:
 21 spaces (1 space for every 200 square feet of gross floor area, 1

employee space for every 20 display spaces and 1 customer

parking space for every 20 display spaces)

Parking Provided: 21 spaces (separate from display parking)

Display Parking Provided: 62 spaces (separate from required parking)

#### **IMPACT ANALYSIS**

#### Land Use

This site was originally approved with a Conditional Use Permit (CUP) for vehicle sales via case 2-UP-1985, which was expanded with the addition of case 41-UP-1986, incorporating the northern end of the site and functioning as one singular dealership. In 2021, the current user occupied the site and updated the exterior appearance of the existing building in the center of the site. At that time, they were working on acquiring the property to the south, with the intention of further expanding the site. The current CUP request would replace the previous 2 CUP approvals and provide one comprehensive CUP to regulate the Vehicle Sales use on the expanded site, as the property to the south has now been acquired, and the two properties will be combined together via replat following this CUP action.

#### **Conditional Use Permit**

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - No new building area is proposed. New lighting for the expanded vehicle display area
      is proposed to be consistent with the rest of the existing developed site and the
      City's Outdoor Lighting requirements. The proposed expanded vehicle display area is
      located at the south end of the site. Photometric Plans have been provided showing
      the lighting outputs to meet the foot-candle and light trespass parameters of the
      Zoning Ordinance and Lighting Guidelines.
    - No impacts from noise, odor, dust, vibration or illumination are anticipated.
  - 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - The site abuts N. Scottsdale Road, which is designated as a Major Arterial by the Transportation Master Plan and can accommodate traffic generated by this use.
    - The existing interior site circulation is limited by the existing remaining building
      placement and driveway width/configuration. An unnecessary driveway will be
      removed along Scottsdale Road in front of the expanded site area keeping the
      existing driveway total to two for this site.
    - No impacts from unusual traffic volume or character of traffic are anticipated.
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - Other auto dealers and commercial properties of similar size and intensity are in operation along the same stretch of Scottsdale Road, in many cases backing up to residential neighborhoods in the same alley separated configuration.
  - This site has been operating with a Conditional Use Permit for Vehicle Sales with outdoor display since 1985, which was expanded through the CUP process in 1986 for the current site size and configuration. This additional expansion is not anticipated to alter the overall characteristics of the site.
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Vehicle leasing, Rental, or Sales as identified in Zoning Ordinance Section 1.403.T., including:
  - 1. Required parking shall not be used for vehicle display or storage.
    - The parking requirements for this site have been calculated and can be accounted for with the proposed site configuration. Spaces for outdoor vehicle display will be separate from and not affect the required parking spaces provided for the use.

#### Water/Sewer

All infrastructure upgrades necessary to serve this project are existing and the expanded outdoor vehicle display area will not have any significant impact on the infrastructure needs.

#### **Community Involvement**

The City of Scottsdale promotes public participation in the development of the built environment and has used multiple public outreach methods. The applicant has also complied with the city's suggested best practices for public outreach. No public comments have been received regarding this application.

#### Significant Updates to Development Proposal Since Initial Submittal

During the public/staff review period, the applicant adjusted the proposed new lighting configuration from what was originally represented in order to insure reduced impacts along the east property boundary adjacent to the residential neighborhood.

#### **Community Impact**

There are no anticipated impacts to the adjacent residential neighborhood or the surrounding commercial properties in the area that would result from the additional outdoor vehicle display for the existing use at this site.

#### **Policy Implications**

If this Conditional Use Permit is approved, the prior Conditional Use Permits for this site will be replaced by this new one, comprehensively covering the vehicle sales use over the entire site area.

#### OTHER BOARDS AND COMMISSIONS

#### **Planning Commission:**

Planning Commission heard this case on September 13, 2023 and recommended approval with a 7-0 vote.

#### Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval, per the attached stipulations.

#### RECOMMENDATION

#### **Recommended Approach:**

Adopt Resolution No. 12914 for approval of an amendment to an existing Conditional Use Permit for Vehicle Sales with Outdoor Display, increasing the site from +/- 0.77 acres to +/- 0.96 acres with Highway Commercial (C-3) zoning, located at 1101 and 1029 N. Scottsdale Road.

#### RESPONSIBLE DEPARTMENT

#### **Planning and Development Services**

**Current Planning Services** 

#### **STAFF CONTACT**

Jeff Barnes Principal Planner 480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

#### **APPROVED BY**

Jeff Barnes, Report Author

9/28/2023

Date

Tim Curtis, AICP, Current Planning Director

Planning Commission Liaison

Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

10/2/2023

Date

Erin Perreault, AICP, Executive Director

Planning, Economic Development, and Tourism

Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

10/06/2023

Date

#### **ATTACHMENTS**

- 1. Context Aerial
- 2. Resolution No. 12914

Exhibit 1: Aerial Close-Up

**Exhibit 2: Stipulations** 

Exhibit A to Exhibit 2: Site Plan

Exhibit B to Exhibit 2: Photometric Plan

**Exhibit 3: Additional Conditions** 

- 3. Zoning Map
- 4. Application Narrative
- 5. Community Involvement
- 6. City Notification Map
- 7. September 13, 2023 Planning Commission Meeting Minutes



#### RESOLUTION NO. 12914

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT FOR VEHICLE SALES WITH OUTDOOR DISPLAY, INCREASING THE SITE FROM +/- 0.77 ACRES TO +/- 0.96 ACRES WITH HIGHWAY COMMERCIAL (C-3) ZONING LOCATED AT 1101 AND 1029 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a public hearing on September 13, 2023;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

#### Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- that the additional zoning requirements necessary for vehicle sales with outdoor display use, set forth on Exhibit 3 will or have been met.

Section 2. That a description of the conditional use permit is set forth in Case No. 5-UP-2022. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2 and 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the 0 of, 2023.	Council of the City of Scottsdale this da		
ATTEST:	CITY OF SCOTTSDALE, an Arizona Municipal Corporation		
Ву:	Ву:		
Ben Lane, City Clerk	David D. Ortega, Mayor		
APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY			
By: Sherry R. Scott, City Attorney			
By: Joe Padilla, Deputy City Attorney			

Resolution No. 12914 Page 1 of 1

ATTACHMENT #2



5-UP-2022

Resolution No. 12914 Exhibit 1 Page 1 of 1

## Stipulations for the Conditional Use Permit For Vehicle Sales with Outdoor Display Lifted Trucks - Scottsdale 1029

Case Number: 5-UP-2022

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### **GOVERNANCE**

1. APPLICABILITY. All stipulations of this case, 5-UP-2022, supersede all of the stipulations of prior Conditional Use Permit cases 2-UP-1985 & 41-UP-1986.

#### SITE DESIGN

- CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual Site
  Plan submitted by Type-X Design Studio, attached as Exhibit A to Exhibit 2. Any proposed significant
  change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to
  additional action and public hearings before the Planning Commission and City Council.
- 3. OUTDOOR SPEAKERS. An outdoor public address system shall not be permitted, including speakers for playing of recorded or live music.
- 4. OUTDOOR LIGHTING. Outdoor lighting shall conform with the conceptual Photometric Site Plan submitted by Type-X Design Studio, attached as Exhibit B to Exhibit 2, and shall comply with the applicable Zoning Ordinance and Design Guideline parameters for Outdoor Lighting.
- 5. VEHICLE TRANSPORT. The existing building placement and internal site circulation is not designed to accommodate large car haulers or similar vehicle transport trucks and no on-street unloading is permitted within the Scottsdale Road right-of-way. All vehicles for display and sale at this site shall be individually driven to and from this location.

#### INFRASTRUCTURE AND DEDICATIONS

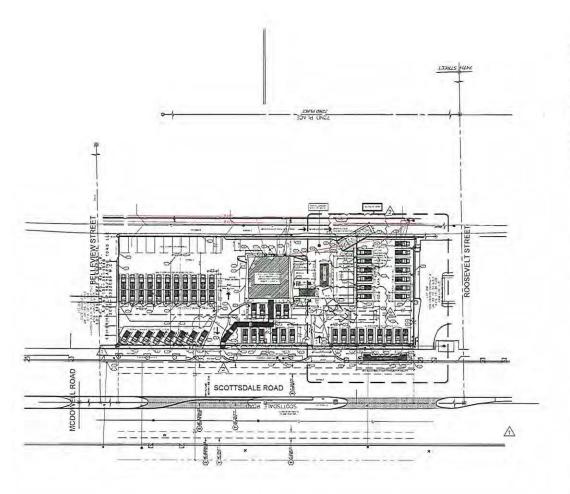
- 6. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall remove existing driveway cuts not used by project along N. Scottsdale Road and construct curb, gutter, and sidewalk, in their place, to match existing improvements adjacent to project.
- 7. WATER AND WASTEWATER IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall complete the following:
  - a. WATER
    - Properly abandon, through removal, the existing water service no longer needed for project, to city water main.
    - ii. Cancel the city water billing account associated with abandoned water service.
    - iii. Pay city fee for associated water meter removal.

#### b. SEWER

- i. Properly abandon, through removal, the existing sewer service no longer needed for project, to the properly line, and cap the sewer stub.
- 8. GRADING AND DRAINAGE. A civil grading and drainage plan shall be submitted with the Improvement Plans for the site modifications associated to the expansion of this site.

Resolution No. 12914 Exhibit 2 Page 1 of 2

- EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all
  easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the
  Design Standards and Policies Manual.
- 10. LAND ASSEMBLAGE. Before any building permit is issued for the site, the parcels comprising this project will be land assembled via an owner prepared and city approved and recorded plat.
- 11. CONSTRUCTION COMPLETED. Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



WATER A WASTE WATER

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THE SERVICE SERVICE TOOK THE 100 BUILDINGS OF TO BE IDMONISTED OF TO THE PROPERTY WATER AND THE LEAD OF THE LINE CAPPEO.







= 63/20 = 3 SPACES

(1 REGULAR + 1 VAN)

ACCESSIBLE PARKING SPACES PROVIDED: 2 SPACES

REFER TO SHEET A LOD UNDER PROJECT DATA FOR SITE INFORMATION

TOTAL PARKING SPACES PROVIDED = 78 SPACES FIKE PARKING: 2 REQUIRED - 2 PROVIDED

SITE INFORMATION

1

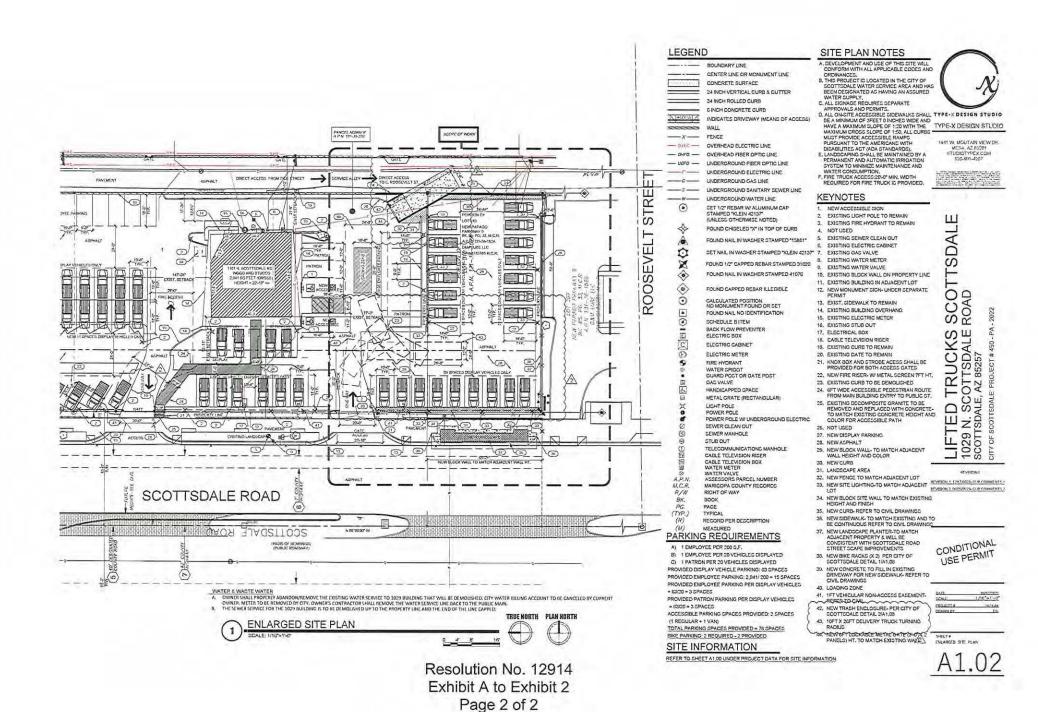
Resolution No. 12914 Exhibit A to Exhibit 2 Page 1 of 2

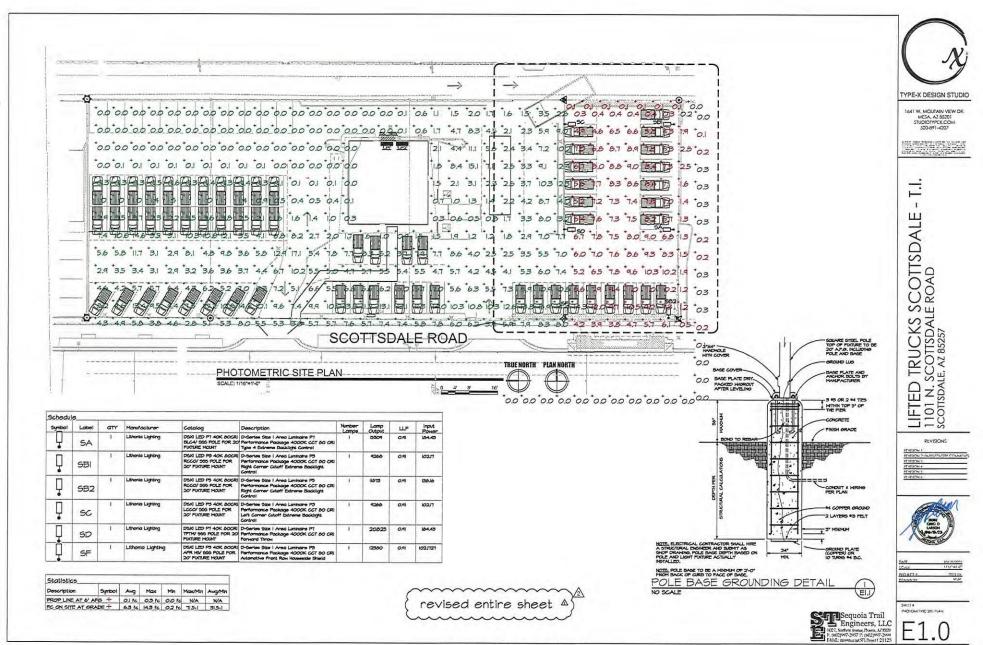
#### LEGEND SITE PLAN NOTES A. DEVELOPMENT AND USE OF THIS SITE WILL BOUNDARY LINE CONTROLLED TO LOCATED IN THE CITY OF SCOTTEDALS WATER SERVICES AREA AND HAS BEEN DESIGNATED AND HAS DEEN DESIGNATED AND HAS DEEN DESIGNATED AND HAVING AN ASSURED WATER SUPPLY. CALL SIGNANC REQUIRES CEPARATE APPROVALS AND PERSIGN STUDIO DIA MINIMUM OF SPET O INCHES WIDE AND TYPE-X DESIGN STUDIO BIAM MINIMUM OF SPET O INCHES WIDE AND TYPE-X DESIGN STUDIO HAVE A MAXIMUM SLOPE OF 120 WITH THE CENTER LINE OR MONUMENT LINE CONCRETE SURFACE 24 INCH VERTICAL CURB & GUTTER 24 INCH ROLLED CURB 6 INCH CONCRETE CURE INDICATES DRIVEWAY (MEANS OF ACCESS) DE A MINIMUM OF SPEET O INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 120 WITH THE MAXIMUM CROCS SLOPE OF 150. ALL CURES MUST PROVIDE ACCESSIBLE FAMPS PURGUANT TO THE AMERICANS WITH DISABILITIES ACT (AND STANDARDS). E, LANDCAPING SHALL BE MAINTAINED BY A PERMANDER'S AND AUTOMATCH CRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND MATTER CORSUMETION. WALL FENCE 1941 W. MOLITAIN VIEW DR. - CHE-OVERHEAD ELECTRIC LINE MESA, AZ 85281 STUDIOTYPEX.COM 520-601-0207 OVERHEAD FIBER OPTIC LINE UNDERGROUND FIBER OPTIC LINE To control the part of the control to the control t UNDERGROUND FLECTRIC LINE WATER CONSUMPTION. F, FIRE TRUCK ACCESS:20"-0" MIN, WIDTH UNDERGROUND GAS LINE REQUIRED FOR FIRE TRUCK IS PROVIDED. UNDERGROUND SANITARY SEWER LINE KEYNOTES UNDERGROUND WATER LINE 0 SET 1/2" REBAR W/ ALUMINUM CAP NEW ACCESSIBLE SIGN STAMPED "KLEIN 42137" (UNLESS OTHERWISE NOTED) Ш EXISTING LIGHT POLE TO REMAIN EXISTING FIRE HYDRANT TO REMAIN DAL 1 FOUND CHISELED "X" IN TOP OF CURB NOT USED EXISTING SEWER CLEAN OUT FOUND NAIL IN WASHER STAMPED "15801" EXISTING ELECTRIC CABINET O EXISTING GAS VALVE S EXISTING WATER METER FOUND 1/2" CAPPED REBAR STAMPED 31020 EXISTING WATER VALVE 0 FOUND NAIL IN WASHER STAMPED 41076 10. EXISTING BLOCK WALL ON PROPERTY LINE SCOT. ROAD 11. EXISTING BUILDING IN ADJACENT LOT 0 FOUND CAPPED REBAR ILLEGIBLE 12. NEW MONUMENT SIGN- UNDER SEPARATE PERMIT Õ CALCULATED POSITION NO MONUMENT FOUND OR SET 13. EXIST, SIDEWALK TO REMAIN 14. EXISTING BUILDING OVERHANG **□⊙1日∑⊕⊕••日**国□ FOUND NAIL NO IDENTIFICATION 15, EXISTING ELECTRIC METER SCHEDULE BITEM 16. EXISTING STUB OUT BACK FLOW PREVENTER SI 17. ELECTRICAL BOX FLECTRIC BOX DAL 18. CABLE TELEVISION RISER ELECTRIC CABINET 19. EXISTING CURB TO REMAIN $\overline{\circ}$ ELECTRIC METER TSD/ 85257 20. EXISTING GATE TO REMAIN FIRE HYDRANT 21. KNOX BOX AND STROBE ACESS SHALL BE PROVIDED FOR BOTH ACCESS GATES S 22. NEW FIRE RISER- W/ METAL SCREEN 7FT HT. GUARD POST OR GATE POST 5 GAS VALVE 23. EXISTING CURB TO BE DEMOLISHED HANDICAPPED SPACE 24. BFT WIDE ACCESSIBLE PEDESTRIAN ROUTE 1029 N. SCC SCOTTSDALE, A FROM MAIN BUILDING ENTRY TO PUBLIC ST METAL GRATE (RECTANGULAR) 25. EXISTING DECOMPOSITE GRANITE TO BE LIGHT POLE REMOVED AND REPLACED WITH CONCRETE-TO MATCH EXISTING CONCRETE HEIGHT AND COLOR FOR ACCESSIBLE PATH Ш POWER POLE W/ UNDERGROUND ELECTRIC SEWER CLEAN OUT 26. NOT USED BEBER SEWER MANHOLE 27. NEW DISPLAY PARKING CITY OF STUB OUT 28. NEW ASPHALT TELECOMMUNICATIONS MANHOLE 29. NEW BLOCK WALL- TO MATCH ADJACENT CARLE TELEVISION RISER WALL HEIGHT AND COLOR CABLE TELEVISION BOX WATER METER 30. NEW CURB 31. LANDSCAPE AREA WATER VALVE 32. NEW FENCE TO MATCH ADJACENT LOT ASSESSORS PARCEL NUMBER 33. NEW SITE LIGHTING-TO MATCH ADJACENT PROBLEMS MOSCOST CUP COMMENTS ? M.C.R. MARICOPA COUNTY RECORDS RIGHT OF WAY 34. NEW BLOCK SITE WALL TO MATCH EXISTING HEIGHT AND FINISH PG. (TYP.) PAGE 35. NEW GURB- REFER TO CIVIL DRAWINGS TYPICAL 36. NEW SIDEWALK- TO MATCH EXISTING AND TO BE CONTINUOUS REFER TO CIVIL DRAWINGS-RECORD PER DESCRIPTION MEASURED PARKING REQUIREMENTS 37. NEW LANDSCAPE PLANTER-TO MATCH ADJACENT PROPERTY & WILL BE CONSISTENT WITH SCOTTSDALE ROAD STREET SCAPE IMPROVEMENTS CONDITIONAL A) 1 EMPLOYEE PER 200 S.F. USE PERMIT B) 1 EMPLOYEE PER 20 VEHICLES DISPLAYED 38. NEW BIKE RACKS (X 2) PER CITY OF C) 1 PATRON PER 20 VEHICLES DISPLAYED SCOTTSDALE DETAIL 1/A1.0 PROVIDED DISPLAY VEHICLE PARKING: 63 SPACES 30. NEW CONCRETE TO FILL IN EXISTING DRIVEWAY FOR NEW SIDEWALK-REFER TO PROVIDED EMPLOYEE PARKING: 2,041/200 = 15 SPACES CIVIL DRAWINGS PROVIDED EMPLOYEE PARKING PER DISPLAY VEHICLES 40. LOADING ZONE = 63/20 = 3 SPACES 41. 1FT VEHICULAR NON-ACCESS EASEMENT-PROVIDED PATRON PARKING PER DISPLAY VEHICLES

42. NEW TRASH ENCLOSURE- PER CITY OF SCOTTSDALE DETAIL 2/A1,08

43. 10FT X 26FT DELIVERY TRUCK TURNING RADIUS 44. NEW 6FT LOCKABLE METAL GATE (3-0-22-2 PANELS) HT. TO MATCH EXISTING WALC-2

OVERALL SITE PLAN (FOR REJERENCE ONLY)





Resolution No. 12914 Exhibit B to Exhibit 2 Page 1 of 1

### **EXHIBIT 3**

## Excerpt from the Zoning Ordinance of the City of Scottsdale, Section 1.403

## ADDITIONAL CONDITIONS

Sec. 1.403.T: Vehicle leasing, rental or sales.

1. Required parking shall not be used for vehicle display or storage.

Resolution No. 12914 Exhibit 3 Page 1 of 1



**ATTACHMENT #3** 



## Conditional Use Permit- Narrative Letter PRE-SUBMITTAL

Project: LIFTED TRUCKS- SCOTTSDALE
Project #: 450- PA Date: 12/17/2022

<u>To:</u>

City of Scottsdale- Planning Division

From:

Type-X Design Studio, LLC

Davina Griffis

Email: davinag@studiotypex.com

Phone: 520-891-4207

Address: 1641 W. Mountain View Dr., Mesa, AZ 52081

**<u>Conditional Use Permit:</u>** Design Review Narrative Letter

Project Address: 1101 & 1029 N. Scottsdale Road, Scottsdale AZ 85257

The proposed scope of work for Lifted Trucks Car Sales Showroom consists of completely demolishing the existing building on parcel APN 131-38-152A and re-asphalting the lot for additional display parking for the adjacent Lifted Trucks Car Sales Showroom.

The minor site improvements for this lot will consist of new asphalt for the entire site, new site lighting, a new block wall on the east and south side of the property which will match the adjacent wall height on the alley side and make this continuous and contained.

On the site frontage there will be a short block wall and metal fence which will match the adjacent property as well as the removal of the existing driveway, extension of sidewalk and the addition of a new landscape planter enhancing the overall street front appearance and making the Lifted Trucks Site as one continuous business with only two points of entry access.

This project will also move forward with combining the two parcels APN: 131-38-152A / MCR #: 8533 & APN: 131-38-270/ MCR #: 164201 which will be one entire motor vehicle sales and display and we are seeking to expand the size/limits of the existing Conditional Use Permits (20-UP-1983 & 2-UP-1985) that allowed for Vehicles Sales Land use for the overall site.

The required parking associated with the two parcels will not be used for vehicle display or storage. The required parking is currently located on parcel # 131-38-270 and the additional parcel # 131-38-152A will only be used for display parking.

This area will be enhanced by adding a site wall (which will match the existing site wall height) on the east side of the property separating the residential neighborhood from this parcel. There will also be additional site lighting and a landscape barrier between the residential

#### Project: Lifted Trucks- Scottsdale

neighborhood and the vehicle display area. The additional site lighting and security will provide more visibility in this area providing a safer zone for the neighborhood. This new change will not be impactful to the adjacent neighborhood as the adjacent lot (Parcel #131-38-270) has already been approved for vehicle sales.

There will be no damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and there will be no impact on the surrounding areas from unusual volume or character of traffic as this business is only open during business hours 6 days a week and has 24 hour security enhancing the safety of this neighborhood.

Per the application requirements, we have completed the required 1 x open house meeting (09/12/2022) and sent out letters to the neighborhood (08/25/2022). No one attended the open house meeting and we did not receive any letters/responses from the neighborhood.

We look forward to further discussion regarding this project for a pre-submittal meeting.

Thank you, Sincerely,

**Davina Griffis** 



#### Dear Neighbor,

I am writing to let you know that Lifted Trucks has applied for a conditional use permit to combine two parcels on Scottsdale Road. This Conditional Use Permit request is for Vehicle Sales, and the request is to expand existing Vehicle Sales to include this new portion into the overall site.

There will be an open house scheduled at the Lifted Trucks Sales Showroom at 1101 N. Scottsdale Road, Scottsdale AZ 85257 on the 12th September, 2022 from 6:30pm to 7:30pm. Please see the description below.

- Conditional Use permit Scottsdale: to combine both parcels 131-38-152A and 131-38-270 to be used under one business
- Project Number: 450-PA-2022
- Location: 1029 and 1011 N. Scottsdale Road, Scottsdale, AZ 85257
- Property Size: Approximately 41,833s.f. (0.96 Acres) for both parcels
- Site plan enclosed
- Applicant: Lifted Trucks, LLC, Scott Sniffin (602) 996-5626
- City Contact: Planning and Development Services at 480-312-7000

Respectfully,

Scott Sniffin

Director of Operations

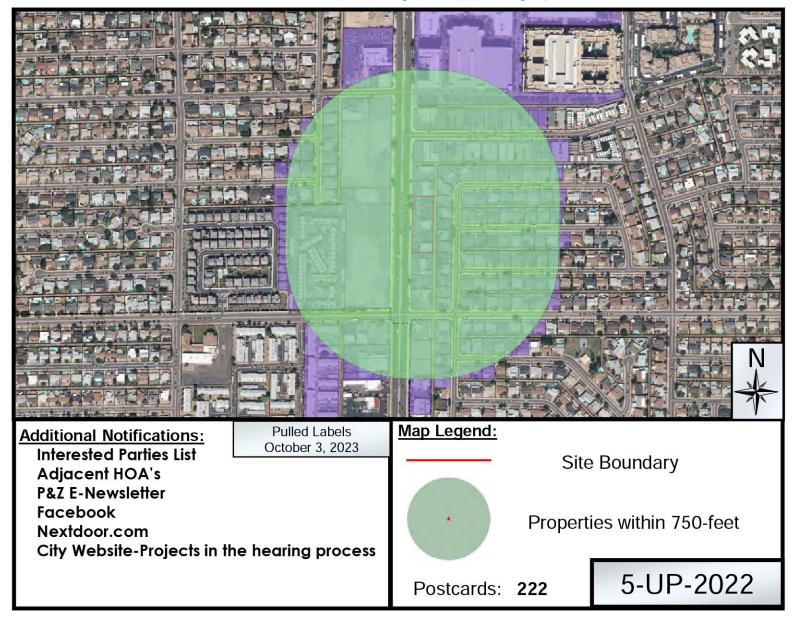
Lifted Trucks, LLC

2021 E Bell Road

Phoenix, AZ 85022

## City Notifications – Mailing List Selection Map

## Lifted Trucks – Scottsdale 1029





#### SCOTTSDALE PLANNING COMMISSION KIVA-CITY HALL 3939 DRINKWATER BOULEVARD SCOTTSDALE, ARIZONA

WEDNESDAY, SEPTEMBER 13, 2023

\*SUMMARIZED MEETING MINUTES \*

PRESENT: Renee Higgs, Chair

Joe Young, Vice Chair

Barney Gonzales, Commissioner Diana Kaminski, Commissioner George Ertel, Commissioner

William Scarbrough, Commissioner Christian Serena, Commissioner

ABSENT:

**STAFF:** Tim Curtis

Eric Anderson Jeff Barnes Bryan Cluff Becca Cox

Jason McWilliams Lorraine Castro

#### **CALL TO ORDER**

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:02 p.m.

#### **ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

#### MINUTES REVIEW AND APPROVAL

1. Approval of August 23, 2023 Regular Meeting Minutes.

Vice Chair Young moved to approve the August 23, 2023 regular meeting minutes. Second by Commissioner Scarbrough the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales,

<sup>\*</sup> Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Planning Commission September 13, 2023 Page 2 of 3

Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

## **CONSENT AGENDA**

2. 5-UP-2022 (Lifted Trucks - Scottsdale 1029)

Request by owner for approval of an amendment to an existing Conditional Use Permit for Vehicle Sales with Outdoor Display, increasing the site from +/- 0.77 acres to +/- 0.96 acres with Highway Commercial (C-3) zoning, located at 1101 and 1029 N. Scottsdale Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Davina Griffis, (520) 891-4207**.

Item No. 2; Commissioner Scarbrough moved to make a recommendation to City Council for approval of case 5-UP-2022 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0), by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

## **REGULAR AGENDA**

3. 2-ZN-2023 (Swags)

Request by owner for approval of a zoning district map amendment from Central Business Parking Downtown Overlay (C-2/P-3 DO) to Downtown/Downtown Multiple Use Type-3 Parking Downtown Overlay (D/DMU-3 P-3 DO) with amended development standards on a +/- 0.29 gross acre site located at 7323 E. Shoeman Lane for a new 3-story restaurant. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Jordan Rose, 480-505-3939**.

Item 3; Commissioner Ertel moved to make a recommendation to City Council for approval of case 2-ZN-2023 per the staff recommended stipulations based upon the finding that the Downtown/Downtown Multiple Use Type-3 Parking Downtown Overlay criteria with amended development standards have been met and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Kaminski, the motion carried unanimously with a vote of seven (7) to zero (0), by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough and Commissioner Serena.

<sup>\*</sup> Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

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## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at  $6:45\ p.m.$ 

<sup>\*</sup> Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"